



Use Permit 9-11-2132
Area Plan 2009-01
Tentative Tract Map 17331
& Environmental Impact Report

Serrano Summit

Background

- Opportunities Study Area Site #3
- Owned by Irvine Ranch Water District
- 99-acre site - 82 acres rezoned for residential development.
- Medium Density Residential Development
- Zoned Multi-Family (R2-PD) / 40-foot height limit
- Public Facilities
- Open Space

Serrano Summit Site



Land Uses

- 608 Residential Units
- Civic Center Site
- 2 Neighborhood Parks
- 3.2-acre Passive Park
- Recreation Center
- Connections to Serrano Creek Trail
- IRWD Water Facility



Circulation

- Accessed from Commercentre Drive via Biscayne Bay Drive ("A" Street) and Indian Ocean Drive
- Public and Private Streets



Tentative Tract Map

- Subdivides property into 19 Planning Areas
 - 12 Residential Areas
 - 1 Residential Area / Civic Center Site
 - 4 Planning Areas for Parks and Recreation Center
 - 2 Areas retained for Irvine Ranch Water District
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- Future site plans and architecture for development to be reviewed by the Planning Commission.

Residential Product Types



Single Family Detached
Front Loaded

Single Family Detached
Rear Loaded



Residential Product Types



Single Family Detached
Rear Loaded
Paseo Enclave

Motorcourt



Residential Product Types



Rear Loaded Duplex

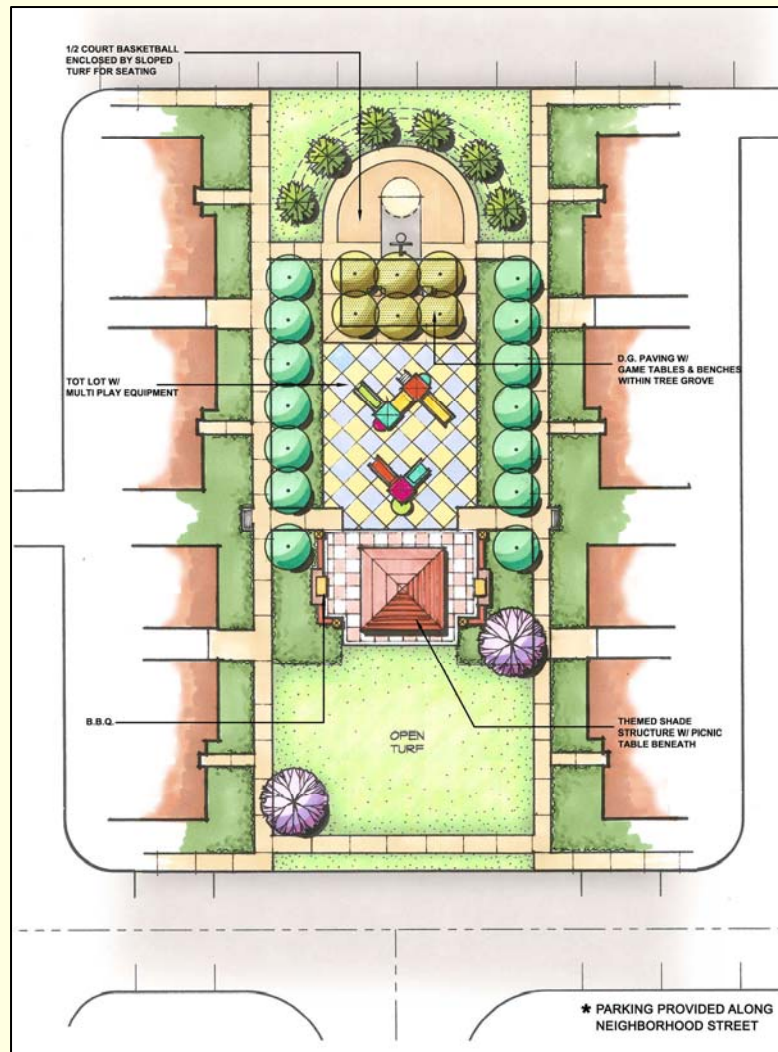
Rear Loaded
Townhomes



Parks, Trails and Open Space



Neighborhood Parks



Passive Nature Park

- 3.2 acres
- Connection to Serrano Creek Trail
- Hitching Post with Water Trough
- Meandering Walkway
- Native Landscaping



Civic Center Site



Recommendation

- Environmental Impact Report
- Use Permit 9-11-2132
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- Planning Commission recommended approval on
December 22, 2011